

OPENING

Chairperson Browning brought the meeting to order at 6:01 p.m. and led the Pledge of Allegiance.

ROLL CALL/PRESENT

Chairperson Browning
Co-Chairperson Janet Prentice
Commissioner Forrest Kuehne
Commissioner Wenn Jorgensen
Commissioner Blake Seese

Town Recorder Michelle Kinney

OTHERS

Fire Chief Zolg
Mayor Marty Lisonbee
Council Member Debbie Kopp
Council Member Denny Bass
Margie Ososki SW Mosquito Board
Council Member Paul Edwardsen

PUBLIC HEARINGS

A. PUBLIC HEARING FOR ZONE CHANGE FROM OST/OSC TO SF 0.5 FOR PORTION OF PARCEL AV-1327, LESS SW ¼ NW ¼ SEC 287, T 42S R 11W&W1/2 SEC T 42S, R11W, CONTAINING 320 ACRES. OWNER 2000 MAIN LLC. PART OF THE REDSTONE DEVELOPMENT

OPEN HEARING:

MOTION: Chairperson Browning moves to open public hearing for the zone change from OST/OSC to SF 0.5 for portion of parcel of AV-1327 less SW ¼ NW ¼ SEC 287, T42SR 11W&W1/2 SEC T42S R11W, containing 320 acres.

Motion not seconded. No vote on this motion.

Discussion occurs between the commissioners after the motion on the difference between the agenda and application and the actual amount of remaining of property. The commission would like more information on the map as to what portion on the map they are actually rezoning. Owner Travis Holm shows the commission on the map which portions of the property are to be changed. Travis Holm draws it on the map and initials.

MOTION 2: Commissioner Jorgensen motions to open the public hearing from OST/OSC to Single Family 0.5 for a portion of parcel AV-1327 less the SW ¼, NW ¼ of section 28, township 42S, range 11 West, and less the west half, of the southwest quarter of section 28, township 42 South, Range 11 West, containing 320 acres.

SECOND: Janet Prentice
VOTE: Chairperson Browning called for a vote:
Commissioner Prentice - Aye
Commissioner Seese - Aye
Commissioner Kuehne- Aye
Chairperson Browning - Aye
Commissioner Jorgensen Aye

The vote was unanimous and the motion carried.

No building will be allowed on this property until they complete/participate in all the other required items such as turn lanes.

Margie Ososki- asks how much of the 320 acres the developer will be parks.

Commissioner Seese- Asks why we are not doing a developer agreement on this before the zone change. Mayor Lisonbee mentions that will happen after the zone change.

Chairperson Browning mentions they need to be looking to see if this zone change fits with the general plan.

Pam Quale- how many lots will be built on these 320 acres? It is about 300 lots and this will all be phased and much will depend on how many lots and homes sale.

Commissioner Seese- It looks like they have added some ground from the initial maps that we received.

Commissioner Kuehne and Commissioner Seese share the concern that this map includes more area than was originally submitted in the preliminary site plan. Commissioner Kuehne mentions that the documentation for the zone change include additional considerations before approval. He reads what those are and his feeling that they are not properly addressed in this application. Commissioner Seese comments that he feels we are putting the "cart before the horse on this".

Chairperson Browning mentions the need to make sure this follows the general plan. That the planning commission is a recommending body not the approving body. The Town Council will be approving this.

Pam Quale- When the plans come through does it comes back through the commission or is it done in the back room? Mayor Lisonbee- Everything will come back through the planning commission.

TIMESTAMP:

CLOSE HEARING:

MOTION: Commissioner Prentice motions to close the public hearing for parcel AV-1327, 320 acres.

SECOND: Chairperson Browning

VOTE: Chairperson Browning called for a vote:

Commissioner Prentice - Aye
Commissioner Seese - Aye
Commissioner Kuehne- Aye
Chairperson Browning - Aye

Commissioner Jorgensen- Aye

The vote was unanimous and the motion carried.

B. PUBLIC HEARING FOR ZONE CHANGE FROM OST/OSC TO RE 1.0 FOR AV-1326; AV-1345; AV-1348-A; AV1348-B; AV-1349; AV-1359. PART OF THE REDSTONE DEVELOPMENT.

OPEN HEARING:

MOTION: Wenn Jorgensen motions to open the public hearing for zone change from OST/OSC to RE1 for AV-1326, AV-1345, AV-1348-A, AV-1348-B; AV-1349; AV-1359

SECOND: Commissioner Kuehne

VOTE: Chairperson Browning called for a vote:

Commissioner Prentice - Aye

Commissioner Seese - Aye

Commissioner Kuehne- Aye

Chairperson Browning - Aye

Commissioner Jorgensen- Aye

The vote was unanimous and the motion carried.

Commissioner Prentice mentions that there are springs in the area and is wondering if they will be disturbing those.

Commissioner Kuehne is wondering why we do not have to change the general plan. Chairperson Browning mentions this is not a huge change from what our general plan already says. The last 3 parcels are changing the general plan. Commissioner Kuehne shares his concern about the general plan and how this fits into that. Commissioner Seese asks what the procedure for re-zoning is and if the general plan should be changed first.

Commissioner Seese shares his feeling that the general plan should be changed first. He believes that this zone change does follow the goal of the general plan for this area though.

TIME STAMP- 52.22

Forrest; AV-1348-A the general plan is currently ½ and 1 acre and ½ commercial. Commissioner Browning believes this fits with the bubble of our current general plan and fits with the general plan that we have been working on.

CLOSE HEARING: Commissioner Prentice motions to close the public hearing.

MOTION: Commissioner Seese

SECOND:

VOTE: Chairperson Browning called for a vote:

Commissioner Prentice - Aye

Commissioner Seese - Aye

Commissioner Kuehne- Aye

Chairperson Browning - Aye

Commissioner Jorgensen Aye

The vote was unanimous and the motion carried.

TIMESTAMP: 55:49

**C. PUBLIC HEARING FOR ZONE CHANGE FROM OST/OSC TO RE 1.0 FOR AV-1319-A, OWNER
2000 MAIN LLC. MILES MARK SUBDIVISION.**

OPEN HEARING:

MOTION: Commissioner Prentice makes a motion to open the public hearing from
OST/OSC to RE1Acre for AV-1319-A. Miles Mark Subdivision

SECOND: Chairperson Browning

VOTE: Chairperson Browning called for a vote:

Commissioner Prentice - Aye

Commissioner Seese - Aye

Commissioner Kuehne- Aye

Chairperson Browning - Aye

Commissioner Jorgensen- Aye

The vote was unanimous and the motion carried.

Discussion occurs about the number of lots and why the number has changed a few times. This all has to do with the secondary access. They are currently planning 29 lots. Pam Quayle shares her concern that the questions being asked in the meeting be answered for the benefit of the public as this is a public hearing. Chairperson Browning mentions there was a preliminary plan discussion with a check list of everything they needed to do.

Debbie Kopp- was that the list that they went over during the last meeting

Chairperson Browning mentions that on our general plan this is already identified for residential one acre lots.

Kendra Webb asks who Frank Lindhardt is what his authority is. Mayor Lisonbee mentions he is a private resident.

Shaun Bennet- Area realtor, he has clients out here and he is wondering what authority Frank Lindhardt has. Commissioner Seese mentions that Mr. Lindhardt was working as a volunteer for the town but currently is not.

Kendra Webb- The master plan is zoning for the future vision but is not current zoning. She shares her thought about water flow and flooding areas in parks.

Commissioner Kuehne as if we can we have the secondary access become the primary access.

Commissioner Prentice- there will most likely be road improvements made to the road.

CLOSE HEARING:

MOTION: Commissioner Prentice motions to close the public hearing for the Miles Mark subdivision.

SECOND: Commissioner Kuehne

VOTE: Chairperson Browning called for a vote:

Commissioner Prentice - Aye

Commissioner Seese - Aye

Commissioner Kuehne- Aye

Chairperson Browning -	Aye
Commissioner Jorgensen	Aye

The vote was unanimous and the motion carried.

DISCUSSION AND ACTION ON HEARING ITEMS

D. DISCUSSION AND ACTION ON HEARING A

Commissioner Prentice feels the 320 acres is for med density which will make this similar to Cedar Point and that fits in perfect with our plan. There are a lot of parks and washes if they leave trails for Dutton pass and access for the petroglyphs then she is for this plan. Commissioner Seese mentions most residents that he has talked with think that ½ acre is too dense but are fine with the one acre.

MOTION:	Commissioner Prentice motions that the Redstone development zone change from OST/OSC to SF.05 for portion parcel of AV-1327, 320 acres allow and forward to the TC for approval.
SECOND:	Chairperson Browning
VOTE:	Chairperson Browning called for a vote:
	Commissioner Prentice - Aye
	Commissioner Seese - Nay
	Commissioner Kuehne- Nay
	Chairperson Browning – Aye
	Commissioner Jorgensen- Aye

The motion passes with 3 voting Aye and 2 voting Nay.

E. DISCUSSION AND ACTION ON HEARING B

Commissioner Seese feels like this does fit our vision.
Add AV- 1346 to this as it was included in the notice.
Commissioner Kuehne wonders if we had any letters come back into the town about this change. (No)
Commissioner Seese wonders if there is a better way to reach out to the community to get people involved in these hearings. Commissioner Prentice would like to see us use the website more and have people subscribe to the website etc.

MOTION:	Chairman Browning moves that regarding parcels AV-1326; AV-1346; AV-1345; AV-1348-A; AV-1348-B; AV-1349; AV-1359 that we forward to the Town Council our recommendation for approval for the zone change from OST/OSC to residential one acre.
SECOND:	Commissioner Prentice
VOTE:	Chairperson Browning called for a vote:
	Commissioner Prentice - Aye
	Commissioner Jorgensen- Aye
	Commissioner Kuehne- Nay
	Chairperson Browning - Aye

Commissioner Seese Aye

Motion passes with 4 voting aye and 1 voting nay.

TIMESTAMP 1:25

F. DISCUSSION AND ACTION ON HEARING C

MOTION: Commissioner Prentice motions to forward this zone change to the Town Council for Miles Mark OST/OSC to R1; AV-1319-A send to Town Council for zone change to residential one.

SECOND: Commissioner Seese

VOTE: Chairperson Browning called for a vote:

Commissioner Prentice - Aye

Commissioner Jorgensen- Aye

Commissioner Kuehne- Nay

Chairperson Browning - Aye

Commissioner Seese- Aye

Motion passes with 4 voting aye and 1 voting nay.

APPROVAL OF MINUTES

G. APPROVE MEETING MINUTES FOR OCTOBER 24, 2018

MOTION: Chairperson Browning Motions to approve meeting minutes for October 24, 2018 with changes as noted.

SECOND: Commissioner Kuehne

VOTE: Chairperson Browning called for a vote:

Commissioner Prentice – Aye

Commissioner Seese - Aye

Commissioner Kuehne– Aye

Chairperson Browning – Aye

Commissioner Jorgensen- Aye

The vote was unanimous and the motion carried

ADJOURNMENT

MOTION: Commissioner Jorgensen motions to adjourn

SECOND: Commissioner Seese

VOTE: Chairperson Browning called for a vote:

Commissioner Prentice – Aye

Commissioner Seese - Aye

Commissioner Kuehne– Aye

Chairperson Browning – Aye

Commissioner Jorgensen- Aye

The vote was unanimous and the motion carried

Meeting adjourned at 7:32 pm.

Date approved: 4/10/19

Curt Browning
Chairperson Browning

ATTEST BY: Michelle Kinney
Michelle Kinney, Recorder